



తెలంగాణ రాజ పత్రము
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HYDERABAD, FRIDAY, NOVEMBER 22, 2024.

NOTIFICATIONS BY HEADS OF DEPARTMENTS, Etc.

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HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

DRAFT VARIATION HMDA - FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO MANUFACTURING USE ZONE IN Sy.No. 271/P, 272/P & 274/P SITUATED AT KESAVARAM (V), SHAMIRPET (M), MEDCHAL - MALKAJGIRI DISTRICT.

Lr.No. SML0200009135778/CLU/Plg/TS-iPASS/HMDA/2023, The following Draft Variation to the Land Use envisaged in the Notified Metropolitan Development Plan (MDP) - 2031 for Hyderabad Metroplitan Region (HMR) Notified by the Government vide G.O.Ms.No.33 MA &UD, dt: 24.01.2013 which is proposed in exercise of the Powers conferred by sub-section (1) of Sction 15 of Hyderabad Metropolitan Development Act, 2008 (Act No. 8 of 2008).

DRAFT VARIATION

The site in Sy.No.271/P, 272/P & 274/P situated at Kesavaram (V), Shamirpet (M), Medchal - Malkajgiri District to an extent of 19293.64 Sq.mts which is presently earmarked for conservation use zone in the Notified Master plan MDP-2031 vide G.O.Ms.No. 33 MA & UD,dt: 24.01.2013 is now proposed to be designated as Manufacturing use zone for setting up unit for Mineral Water Plant, Carbonated Soft Drink & Club Soda under 'Orange' category with the following conditions:

- The applicant shall pay the conversion charges and publication charges to HMDA as per rules in force before issue of final orders.
- The applicant shall comply with the conditions laid down in the G.O.Ms.No.33 MA & UD, dt: 24.01.2013.
- The lessor shall be responsible to handover the proposed 12 mts wide road affected area to a total length of 300 mts which is calculated for an extent of 3605.37 Sqmts as agreed in the undertaking by respective owners to the local body through registered gift deed at free of cost as per G.O.Ms.No. 168 dt:07.04.2012 before issue of CLU.
- The applicant shall leave 3.00 Mtrs Green buffer strip all along the site in order to segregate industrial activity from the Conservation use zone activity.
- The change of land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.

- f) The applicant should commence civil works within 3 years and start commercial production within 5 years from the date of issue of orders from government and the application shall be revoked if the conditions are not followed by the applicant.
- g) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- h) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.
- i) The applicant shall submit the affidavit / undertaking stating that they shall not undertake any kind of development / construction in the proposed Master Plan road area covered within the applicant site.
- j) CLU shall not be used as proof of any title of the land.
- k) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- l) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES:

North	:	Sy.No. 274/P of Kesavaram (V), Conservation use zone
South	:	Sy.No. 271/P of Kesavaram (V) Conservation use zone and Proposed 12 mts wide road.
East	:	Sy.No.271/P, 272/P & 274/P of Kesavaram (V), Conservation use zone.
West	:	Sy.No. 271/P, 272/P & 274/P of Kesavaram (V), Conservation use zone.

Hyderabad,
22.11.2024.

Sd/-,
*For Metropolitan Commissioner,
Director Planning - I, HMDA.*

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